

District II Advisory Board Minutes

August 2, 2004

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. 14 people were in attendance. Only those people that signed in are listed as guests.

Members Present

Daryl Crotts
Tim Goodpasture
Matt Hesse
Joe Johnson
David Mollhagen
Marty Weeks

Members Absent

Brian Carduff
Sarah Devries
Ray Frederick
Larry Frutiger
Phil Ryan

Staff Present

Kelli Glassman, CMO
Officer Plush, WPD
Officer Shirkey, WPD
Sergeant Wolf, WPD

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:05 p.m.

Approval of Minutes and Agenda

The agenda for August 2, 2004 was approved as submitted (6-0) with the proposed revisions:

- Approval of the August 2, 2004 agenda (not June 7 agenda)
- Approval of the July 12, 2004 minutes (not May 3 minutes)
- The next District Advisory Board meeting will be held September 13, 2004 (not August 2)

The minutes for July 12, 2004 were approved as submitted (6-0) with the proposed revision:

- Item #6 – Logan replied right-of-way (not right-or-way)

Public Agenda

1. Scheduled items

No items submitted

2. Off-agenda items

No items submitted

STAFF PRESENTATIONS

3. Community Police Report

Officer Shirkey, Patrol East, reported progress in addressing the recent rise in residential burglaries of cars and garages. She stated that special assignments were conducted resulting in the arrest of two individuals. Since these arrests, no other burglaries have been reported, although there are a couple of other individuals suspected in the area burglaries.

Daryl Crotts asked if anyone has been caught in connection with the Tallgrass auto thefts. **Officer Shirkey** stated that two undercover operations have been done to try and catch the individuals responsible for these burglaries, but have no arrests have been made. She added that these suspects would probably be caught with time and patience.

Sergeant Wolf then addressed the Board with information regarding work shift changes for all police field officers. Instead of officers working eight hours a day/five days a week, they will now work ten hours a day/four days a week. **Sergeant Wolf** said that this new work schedule would be implemented on a trial basis until November 2005. This shift schedule has been successful since its inception at Patrol West in May 2003 and therefore is being expanded to include all patrols. This program will allow additional officer coverage at high volume call times reducing overtime pay and allowing for quicker response to calls received near shift changes. The benefits of this schedule will be assessed by observing the number of calls received that are held until after shift changes, officer work habits (missing court, sick leave, care of vehicle, tardiness) and problem solving abilities. It is hoped that this new schedule will allow the officers to be more flexible to attend meetings and adjust work times for special assignments. **Crotts** stated that he saw the television report on this new work timetable and that it has saved Patrol West \$70,000 thus far. **Crotts** then asked if this new work program would require hiring additional officers. **Sergeant Wolf** replied that this new schedule will not require hiring additional officers and will utilize current field officers. **Joe Johnson** asked for clarification on the shift overlaps for this new work schedule. **Sergeant Wolf** commented that there would be a four to six hour overlap (depending upon the shift) so that officers can more effectively and efficiently respond to citizen calls.

Sergeant Wolf also reminded the group that National Night Out is August 3 and there are approximately 40 neighborhood gatherings that officers intend to visit in the area.

Officer Shirkey informed the Board that Lidar operations would be conducted throughout the month of August at the various Rock Road construction areas due to many complaints of motorists speeding through these sites.

CM Schlapp thanked **Officer Plush**, **Officer Shirkey** and **Sergeant Wolf** for attending the meeting and for their continued efforts to make this a safe community.

Action Taken: Received and filed.

4. Petition to pave 127th Street East, from Boxthorn to approximately 900 feet north of Boxthorn (north of 21st)

Gene Rath, Mid-Kansas Engineering Consultants (MKEC), was present to introduce this item to the Board and answer any questions they may have. On September 17, 2002, the City Council approved a petition to pave 127th Street East, from Boxthorn to approximately 900 feet north of Boxthorn. The project will provide paved access to new residential developments located along both sides of 127th Street East, north of 21st. The original pavement petition set the budget for this project at \$70,000 and was signed by the developers of The Fairmont and Hawthorne Additions. An attempt to award a construction contract at this cost was not successful. Thus, the developers have submitted a new petition with an increased budget of \$138,000. The signatures on the new petition represent 2 of 68 (2.9%) resident owners and 68.4% of the improvement district area. The petition will go before City Council for consideration on August 17, 2004. State Statutes provide that a petition is valid if signed by a majority of resident property owners or owners of the majority of the property in the improvement district. The cost for this project will be special assessed to the homeowners. Special assessments on the east side of 127th Street are expected to be approximately \$1500/lot, with the west side of 127th Street assessments ranging from \$54 to \$540.

Matt Hesse asked **Rath** why the cost of the petition has doubled. **Rath** explained that the original petition estimating the cost for this paving project at \$70,000 was done over two years ago and there may be drainage issues that are driving the increased cost of the new petition. He further stated that he wasn't sure if MKEC had done the original petition cost estimate for this plan. **David Mollhagen** asked **Rath** if the increased cost for the paving could be a result of switching to underground drainage for the area. **Rath** replied that underground drainage has not been proposed for the area except where drainage is adjacent to residential development. **Crotts** asked if the paving will be concrete or asphalt because the increased project cost estimate in the new petition may be reflective of the increase in the price of oil used for asphalt. **Rath** stated that the pavement will be concrete. **CM Schlapp** inquired why a pavement petition that was cost estimated only two years ago was incorrect and not bid out. **Rath** said that this is why we have public processes such as these so that citizens have the opportunity to voice concerns and have questions answered regarding special assessment projects.

Johnson asked if there were any people present opposing this petition. **Veronika and Joshua Lammon, 2514 N. Eagle Street**, approached the Board with concerns they have about the paving petition. **Mrs. Lammon** said that they were not told about the additional cost for the paving project, which will include all roads in the development, one of which is currently closed. **Mrs. Lammon** further remarked that many of the homeowners in her neighborhood are not satisfied with this petition and the only communication they have received in this matter is a letter notifying them of this hearing. **Rath** replied that the special assessment cost information **Mr. and Mrs. Lammon** were provided was based on the original \$70,000 figure. He further stated that at the time, this was the best estimate for the project cost estimated through appropriate spreadsheets and calculations and that the City provided proper notice according to established regulations concerning the progression of this petition.

The Board asked for further clarification on the state statutes regarding approval of petitions that **Rath** provided.

Marty Weeks asked who developed the Hawthorne and Fairmont Addition developments. **Rath** stated that 21st Street Growth is the developer for Hawthorne and Ritchie Development developed Fairmount Addition.

CM Schlapp thanked **Mr. and Mrs. Lammon** for coming to this meeting and stating their concerns. She said that she appreciates hearing from citizens and understands the points that they have made. However, **CM Schlapp** acknowledged that regardless of these concerns, the cost for this paving project is independent of other factors involved and cannot be altered if this project is to be completed as planned. **Veronika Lammon** asked how she could obtain information on the breakdown of the costs for this project. **CM Schlapp** said that since this project will be bonded through the City, the cost information is public information and can be attained by contacting the Public Works department. **Rath** stated that if the **Lammons** have further questions, they might also contact him.

Johnson asked if this project would have to be rebid since the new cost estimate is more than the original bid cost estimate. **Rath** stated that once the new petition is approved, this paving project would have to be rebid due to the change in project cost. **Johnson** then questioned if this meant that the project cost could further increase. **Rath** responded that the project price could increase through the bid process, but that it is unlikely.

Hesse asked if the residents would receive further communication on the status of this project. **Rath** replied that once the project is completed and project costs have been determined, area residents will be notified and there will be a public input process on special assessment costs for the project.

Tim Goodpasture commented that by his calculations, the **Lammons** would owe \$54.08 a year for these special assessments based upon current project costs. The Board discussed which lots would be special assessed for this project and how special assessment costs will vary per property depending upon the size of the lot.

Action Taken: The DAB members voted 5-1 (**Mollhagen**) to approve the petition to pave 127th Street East, from Boxthorn to approximately 900 feet north of Boxthorn (north of 21st).

PLANNING AGENDA

No items submitted.

BOARD AGENDA

5. Updates, Issues, and Reports

Mollhagen reminded the Board that there will be a meeting August 12, 2004 with the Water and Sewer Department on taking over service from rural water districts.

CM Schlapp reminded the group that public input meetings are currently being held regarding the City's visioning process and encouraged everyone to attend and become involved. **Crotts** asked what the City is hoping to gain through this process. **CM Schlapp** stated that once the public meetings have been conducted, a taskforce will convene in September to assess and implement suggestions for direction on future City planning goals.

Good pasture inquired about the status of the downtown arena project. **CM Schlapp** stated that a 15,000 seat arena is being proposed because once the capacity is increased past this point, development costs significantly increase. **Goodpasture** asked what the next step for this project will be. **Johnson** replied that Sedgwick County is currently holding public information meetings

about the arena and this matter will go before the Sedgwick County Commission on September 1, 2004 to determine if final approval of this concept will be put to a public vote in November 2004. **Crotts** asked what the facility capacity requirements are for hosting an NCAA event. **Johnson** stated that it is currently 12,500 seats, but cautioned that the arena's capacity should not be decided based upon this criteria because as more facilities are built, the NCAA requirements will change and increase and that focus should remain on the capacity needs of other events that will be held at the arena. **Weeks** asked if the arena will be a profitable venture. **CM Schlapp** responded that the arena itself will not be a lucrative investment, but that this project can bring in significant economic contributions through increased patronage of local businesses by arena event spectators. **Johnson** agreed and stated that through public financial contribution, the arena will yield economic returns private developers would not be able to realize. **Crotts** stated that he is concerned that constructing a new arena will detract from Kansas Coliseum activity. It was noted that the County will run both operations, so there will not be competition between the two facilities. **Johnson** commented that the usage of the Kansas Coliseum needs to be evaluated and redefined so that less operational improvements are needed. Several Board members acknowledged that a significant amount of money has been put into the revitalization of the downtown area and that if the arena is built, there must be a way to connect all of these improvements to further attract visitors. The Board also agreed that the success of this plan will be based upon how the arena is financed and that it is important for the public to know that the arena will be paid for by an increase in the sales tax for an established period of time. **Hesse** asked if a site for the arena has been selected. **Goodpasture** said that three sites for the arena are currently being considered.

Crotts asked about the progress of the Riverwalk project, specifically whether Bass Pro and Cabella's will locate here. **CM Schlapp** stated that Bass Pro is awaiting approval for STAR bonds for further location decisions and she has heard nothing regarding Cabellas' development plans.

The next regularly scheduled DAB II meeting will be September 13, 2004 at the Rockwell Branch Library.

With no further business, the meeting adjourned at 8:20 p.m.

Guests

Joshua Lammon, 2514 N. Eagle Street

Veronika Lammon, 2514 N. Eagle Street

Gene Rath, Mid-Kansas Engineering Consultants (MKEC)

Christina Wheeland, 1030 Wicker Street